



Chapter 4 **Socio- Economic Profile**

Cluster 9 Asset Profile

Census Tract Profile

The following census tract profile was compiled through a map overlay technique using five different variables: Median Housing Value, Median Household Income, Percent of Persons Below Poverty, Percent of Owner-Occupied Housing, and Percent of Vacant Housing Units. 1990 Census Tract data displayed in the following matrix show that areas of both high and medium relative strength fall generally north of Fenkell and west of Wyoming, as well as a portion of the Grandmont Rosedale neighborhood, south of Grand River and west of Greenfield. Areas of low relative strength are located along the east (Livernois) and south border of the cluster (Lyndon, GTW Railroad and the I-96). Map A11 graphically displays this information.

Population

Population counts used for Map A12 were provided through the most recent U.S. census count in 1990, which may not accurately reflect current counts. Until the next count in the year 2000, these data remain as the best source. Using this information, some assumptions should be outlined to help understand the Cluster 9 population map.

A high population density does not necessarily correlate to neighborhood stability. For example, the census tracts showing the Grandmont area contains a relatively low population count compared to those on the far eastern edge. More careful analysis would show that the Grandmont neighborhood contains primarily large, single family homes built on large lots which house families with fairly low population per household counts.

Conversely, neighborhoods with a larger percentage of renter households will tend to have a larger population per household count, and in most cases, a higher density of housing units due to either small lots or multiple unit buildings.

Census tracts with the lowest population counts tend to occur in heavy industrial areas or those with large single uses, such as the tract containing both a cemetery and the Adams-Butzel Recreation Center.

According to the 1990 Census count, 110,389 persons resided within the Cluster 9 vicinity. Overall, the characteristics of the Cluster 9 population were fairly consistent with the city at large, however, several differences were noted which contribute to understanding the conditions and perhaps future trends of the area. Generally, Cluster 9 households were predominantly African-American with a higher level of families, homeownership, education attainment, and income than the City of Detroit in 1990. Following are some of the more

Census Tract Comparison within Cluster 9

Tract #	Median Housing Value	Median Household Income	% Persons Below Poverty	% Owner Occupied Housing Units	% Vacant Housing Units
5361	\$ 24,900	\$ 18,589	29%	57%	5%
5362	\$ 29,400	\$ 29,649	9%	76%	5%
5363	\$ 20,800	\$ 17,285	31%	47%	10%
5364	\$ 18,100	\$ 12,500	38%	49%	11%
5367	\$ 22,100	\$ 16,434	45%	59%	5%
5368	\$ 23,700	\$ 21,976	28%	53%	6%
5369	\$ 28,200	\$ 26,908	25%	62%	4%
5370	\$ 25,300	\$ 21,670	26%	55%	5%
5371	\$ 22,900	\$ 19,722	42%	55%	6%
5373	\$ 21,600	\$ 20,149	36%	52%	7%
5375	\$ 28,000	\$ 25,980	27%	67%	5%
5376	\$ 32,100	\$ 31,132	16%	69%	2%
5377	\$ 25,800	\$ 18,241	33%	47%	8%
5378	\$ 20,300	\$ 19,521	39%	48%	7%
5395	\$ 36,600	\$ 32,355	17%	70%	5%
5396	\$ 34,100	\$ 32,684	15%	80%	2%
5397	\$ 38,200	\$ 21,656	17%	59%	2%
5401	\$ 29,300	\$ 28,819	25%	64%	4%
5402	\$ 25,100	\$ 27,000	33%	60%	6%
5403	\$ 29,300	\$ 27,601	22%	74%	3%
5404	\$ 30,100	\$ 23,582	22%	52%	6%
5421	\$ 31,100	\$ 32,477	17%	70%	3%
5422	\$ 32,900	\$ 35,519	15%	72%	4%
5423	\$ 30,900	\$ 17,367	36%	47%	7%
5424	\$ 32,300	\$ 28,568	26%	59%	5%
5425	\$ 46,400	\$ 40,079	7%	80%	3%
5426	\$ 31,200	\$ 31,372	20%	62%	5%

1990 Census Portrait

Comparison

Sector 9

	City of Detroit			Sector 9	
	Number	%		Number	%
TOTAL POPULATION	1,027,974			110,389	
Male	476,814	46.4%		49,686	45.0%
Female	551,160	53.6%		60,703	55.0%
RACE/ETHNICITY					
White, Non-Hispanic	212,278	20.7%		4,093	3.7%
Black, Non-Hispanic	774,529	75.3%		105,229	95.3%
Native American, Non-Hispanic	3,305	0.3%		203	0.2%
Asian/Pacific Islander, Non-Hispanic	8,085	0.8%		243	0.2%
Other, Non-Hispanic	1,304	0.1%		86	0.1%
Hispanic	28,473	2.8%		535	0.5%
AGE STRUCTURE					
Under 18 years	302,315	29.4%		34,251	31.0%
21 years and over	673,695	65.5%		69,368	62.8%
25 to 44 years	314,995	30.6%		33,448	30.3%
60 years and over	167,219	16.3%		12,776	11.6%
65 years and over	124,933	12.2%		8,739	7.9%
PERSONS IN HOUSEHOLD					
1 persons	111,647	29.8%		7,713	21.3%
2 persons	95,692	25.6%		8,958	24.8%
3 persons	64,470	17.2%		7,232	20.0%
4 persons	47,806	12.8%		5,718	15.8%
5 person	27,281	7.3%		3,243	9.0%
6 person	13,798	3.7%		1,655	4.6%
7 or more persons	13,363	3.6%		1,649	4.6%
GROUP QUARTERS POPULATION					
Total	15,547			1,146	
Correctional Institutions	2,015	13.0%		0	0.0%
Nursing Homes	5,727	36.8%		553	48.3%
HOUSEHOLD STRUCTURE					
Total Households	374,057			36,168	
Family Households	244,327			27,164	
Married Couples	109,818	29.4%		11,993	33.2%
with children	54,293	14.5%		6,573	18.2%
without children	55,525	14.8%		5,420	15.0%
Male householder, no wife	21,242	5.7%		2,145	5.9%

with children	9,576	2.6%			1,067	3.0%
without children	11,666	3.1%			1,078	3.0%
HOUSEHOLD STRUCTURE						
Female householder, no husband	113,267	30.3%			13,026	36.0%
with children	82,505	22.1%			9,585	26.5%
without children	30,762	8.2%			3,441	9.5%
Nonfamily Households	129,730	34.7%			9,004	24.9%
Male living alone	52,612	14.1%			3,394	9.4%
Female living alone	59,035	15.8%			4,319	11.9%
SCHOOL ENROLLMENT						
Preprimary	18,223	6.3%			2,039	5.9%
Elementary or high school	206,424	71.1%			24,265	69.7%
College	65,720	22.6%			8,512	24.4%
EDUCATIONAL ATTAINMENT						
Less than 9th grade	73,580	12.2%			4,931	7.9%
9th to 12th grade, no diploma	158,098	25.8%			14,607	23.4%
High School graduate	169,564	27.7%			18,061	29.0%
Some college, no degree	120,580	19.7%			15,233	24.4%
Associate degree	31,631	5.1%			3,962	6.4%
Bachelor's degree	35,819	5.9%			3,658	5.9%
Graduate or professional degree	23,006	3.8%			1,902	3.1%
OCCUPATION						
Exec., Admin. & Managerial	26,016	7.8%			2,868	7.1%
Professional specialty	36,858	11.0%			4,012	10.0%
Technical & related support	11,202	3.3%			1,360	3.4%
Sales	28,578	8.5%			3,477	8.7%
Admin. Support incl. Clerical	65,434	19.5%			8,376	20.9%
Private household	1,761	0.5%			146	0.4%
Protective Service	13,479	4.0%			1,433	3.6%
Service, except hshld & protec.	51,981	15.5%			6,422	16.0%
Farming, forestry, & fishing	1,795	0.5%			175	0.4%
Precision food., craft & repair	29,468	8.8%			3,245	8.1%
Machine oper. Assemb. & inspec.	38,688	11.5%			5,043	12.6%
Transport. & material moving	14,811	4.4%			1,844	4.6%
Handlers, equip. clean, helpers, etc.	15,391	4.6%			1,754	4.4%
HOUSEHOLD INCOME						
Less than \$5,000	60,104	17.9%			4,351	12.0%
\$5,000 to \$9,999	60,692	18.1%			4,298	11.9%
\$10,000 to \$14,999	40,846	12.2%			3,288	9.1%
\$15,000 to \$24,999	61,515	18.3%			5,935	16.4%
\$25,000 to \$34,999	48,501	14.5%			5,517	15.3%
\$35,000 to \$49,999	50,922	15.2%			5,981	16.6%
\$50,000 to \$74,999	36,093	10.8%			4,874	13.5%
\$75,000 to \$99,999	10,524	3.1%			1,374	3.8%
\$100,000 to \$149,999	3,685	1.1%			405	1.1%
\$150,000 or more	975	0.3%			89	0.2%

POVERTY STATUS					
Person Below Poverty	328,467	32.4%		28,130	25.8%
Person Above Poverty	685,013	67.6%		80,799	74.2%
TOTAL HOUSING UNITS	410,027			38,244	
Occupied Units	374,057	91.2%		36,168	94.6%
Owner-occupied	197,929	52.9%		23,217	64.2%
Renter-occupied	176,128	47.1%		12,951	35.8%
Vacant	35,970	8.8%		2,076	5.4%
HOUSEHOLD VALUE					
Less than \$15,000	33,176	20.0%		1,814	9.0%
\$15,000 to \$24,999	46,850	28.2%		5,433	26.9%
\$25,000 to \$49,999	70,663	42.5%		11,299	55.9%
\$50,000 to \$99,999	13,990	8.4%		1,610	8.0%
\$100,000 to \$149,999	928	0.6%		34	0.2%
\$150,000 to \$199,999	312	0.2%		5	0.0%
\$200,000 to \$299,999	189	0.2%		8	0.0%
\$300,000 to \$499,999	53	0.0%		3	0.0%
\$500,000 or more	46	0.0%		3	0.0%
CONTRACT RENT					
Less than \$100 \$100 to \$249	6,285	3.7%		256	2.1%
\$100 to \$249	66,790	38.9%		2,500	20.1%
\$250 to \$499	89,442	52.1%		9,307	74.7%
\$500 to \$749	4,377	2.5%		180	1.4%
\$750 to \$999	728	0.4%		1	0.0%
\$1,000 or more	412	0.2%		1	0.0%
No cash rent	3,760	2.2%		208	1.7%
YEAR STRUCTURE BUILT					
1989 to March 1990	831	0.2%		7	0.0%
1985 to 1988	2,197	0.5%		0	0.0%
1980 to 1984	7,464	1.8%		538	1.4%
1970 to 1979	19,830	4.8%		1,000	2.6%
1960 to 1969	31,075	7.6%		2,566	6.7%
1950 to 1959	91,370	22.3%		11,391	29.8%
1940 to 1949	110,512	27.0%		13,548	35.4%
1939 to earlier	146,748	35.8%		9,169	24.0%

notable comparisons between Cluster 9 residents and the citywide count for 1990 (see the 1990 Census Portrait Comparison for Cluster 9 on the previous pages).

Race/Ethnicity

Cluster 9 neighborhoods were predominately African-American, with a full 95.3% of households listed as Black/Non-Hispanic, compared to the citywide total of 75.3%. The next highest ranking race was White/Non-Hispanic, which accounted for 3.7% of the population. All other races accounted for less than one percent of the population, giving no one ethnic group an identity with the area.

Age Structure/Persons in Household

The age structure of the population in 1990 was decidedly younger than the overall city population, resulting in proportionally larger groups of persons under the age of 18 against the 60 years and older cohort. Correlated against the numbers of persons in households, and family formations, an assumption can be made that more households were made up of families with children than elderly persons in Cluster 9. For example, the share of persons over the age of 60 in Cluster 9 was 11.6 % compared to the citywide rate of 16.3 %. Similarly, the rate of persons in households for Cluster 9 exceeded the city wide rate in every category other than single persons households which was only 21.3% compared to the city wide rate of 29.8%

Household Formations

The household figure is important as a demographic tool because this is also the figure of actual units of housing that are occupied. The total number of households for Cluster 9 in 1990 was reported at 36,168, giving a population per household of 3.2 persons. Of those, $\frac{3}{4}$ were composed of families, meaning that at least two related persons were residing in the same household. Cluster 9 had a slightly higher percentage of married couple households (33.2%) than the citywide rate of 29.4%, and a much higher rate of female-headed households (36.0%) than the citywide rate of 30.3%. The disparity in rates was higher at the citywide rate among non-family householders, which accounted for 34.7% of the city's households compared to the Cluster 9 rate of only 24.9%. Of all households, 47.7% in Cluster 9 had children living with them, compared to the city wide rate of 39.2%.

Educational Attainment

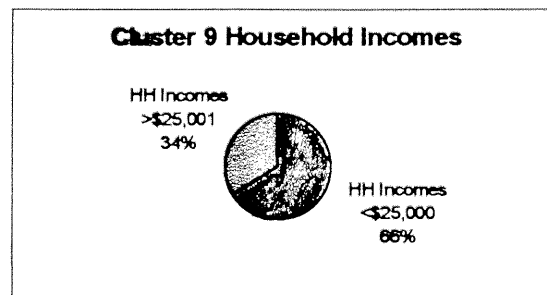
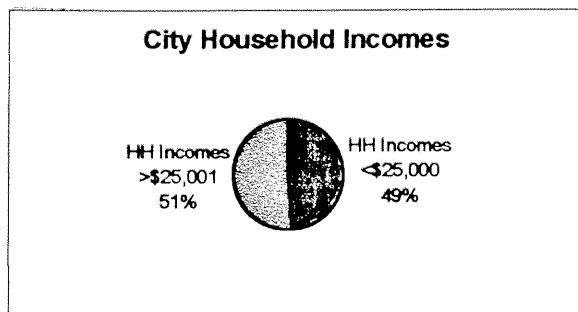
Cluster 9 residents had achieved a higher level of education than the citywide population. In all categories other than the highest (graduate or professional degree) the Cluster 9 rate was higher. The largest disparity was among those who had attended college and those with at least an Associate's Degree, which combined, accounted for 30.8% of the population, compared to 24.8% of the adult population citywide.

Occupation

Employment figures were given by occupation for both Cluster 9 and the City. In 1990, few occupations were dramatically different for Cluster 9 than those held citywide, with divergence in most cases of less than one percentage point.

Household Income

While the occupations of Cluster 9 employees closely responded to the city wide figures, a larger variation occurred in household incomes. It can be assumed that the rate of households with gainfully employed persons was higher in Cluster 9, or, due to the higher rate of multiple person households, there was a larger share of multiple income households. A third reason may be that fewer households were receiving some form of public assistance in Cluster 9. For whichever reason, more than one half (51%) of households in Cluster 9 had incomes above \$25,000 in 1990, compared to the citywide rate of only 34%. This is illustrated on the following charts.



Median Household Income

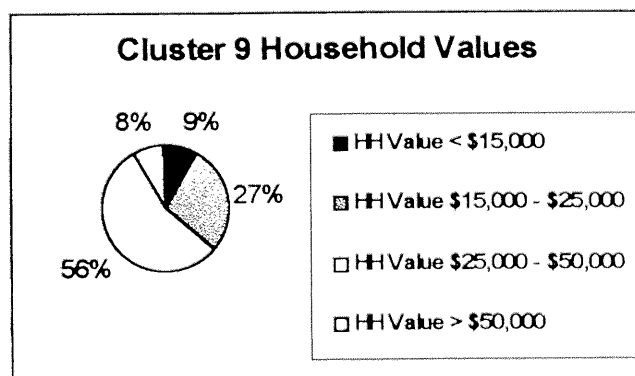
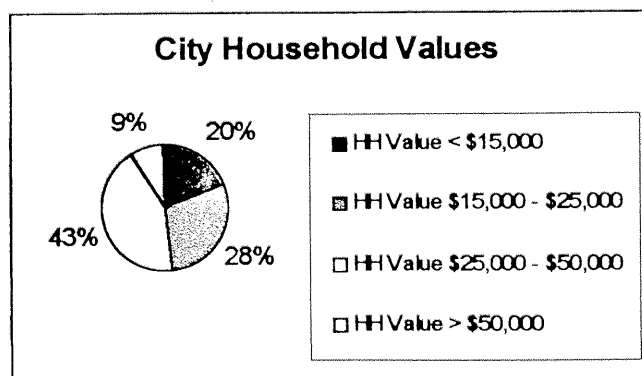
Map A13 illustrating median household income is useful to determine several trends, especially when overlaid with information provided on other maps. First, the areas with the highest levels of household income correspond to the most stable and lowest density neighborhoods. About one half of the census tracts, in fact, had household incomes exceeding the city's 1990 median of \$25,316.

Second, and of critical importance, is the frequency of lowest income households living in neighborhoods with the lowest conditions ratings - creating, in effect, a situation where the housing stock is at greatest risk of continued deterioration. This double jeopardy - low income coupled with poor housing stock - causes the greatest level of neighborhood deterioration. Market values will not increase and the spiral of decline will continue.

Housing Characteristics

Higher incomes closely correlates to housing affordability and value. In 1990, the total number of habitable housing units in Cluster 9 was reported at 38,244. Of these, it was estimated that nearly 95% were occupied, leaving a vacancy rate of 5.4%. Note that abandoned or housing units unsuited for occupancy were not included in this count. Cluster 9 housing units were predominately owner-occupied, and at a higher rate of 64.2%, considerably higher than the citywide rate 52.9%. The higher proportion may account for the lower vacancy rate since owners tend to move less often than renters, thus leaving fewer units available. Lower occupancy is also attributed to higher desirability and value of a neighborhood.

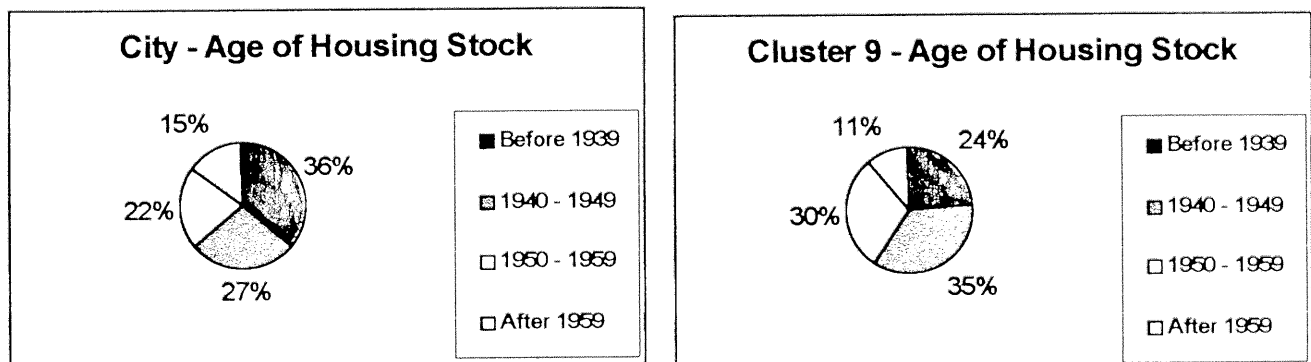
Not only did Cluster 9 enjoy a higher rate of owner tenure than the citywide rate, but the value of those housing units was also considerably higher. In 1990, 20 percent of the city's owner household values were reported at less than \$15,000, compared to the Cluster 9 rate of only 9%. Another 28.2% of the city's owner housing stock was valued between \$15,000 and \$24,999, accounting for a full 48.2% valued at less than \$25,000. In Cluster 9, 35.9% total was valued at less than \$25,000, but 55.9% had values between \$25,000 and \$49,999, compared to the city's rate of 42.5%. It should be noted that stakeholders reported escalating values in the past decade, and these figures from 1990 should not be considered as the current values.



Rental housing achieved higher contract rents in Cluster 9 than citywide, with the largest share of rent in the range between \$250 and \$499, reported at 74.7%. Citywide, 55.2% of renters paid more than \$250 per month in rent, compared to 76.1% of Cluster 9 renters. Higher rents generally correlate to a higher quality of units and thus the desirability of neighborhoods.

Age of Housing Stock

As of the 1990 census count, very few of Cluster 9 housing units were built after 1960, which was also true for the citywide count. The largest share of Cluster 9 housing was built in the post-war years between 1940 and 1959, accounting for a full 65.2% of units. Of note, however, is the level of housing that had aged beyond 50 years, which in 1990, accounted for 22,717 units. Fortunately, high home values and income levels in Cluster 9 should account for older units being well maintained and appreciated for their value. It is when householders or renters cannot afford repairs that older units are most at risk. Citywide, 62.8% of all housing units (257,260 total) fall in the bracket of units built prior to 1949.



Total Crimes

Crime seems to be relatively low and evenly spread across the Cluster as indicated on Map A14; there is no particular focus or center with a higher concentration. The number of crimes reported is between 1,000 and 1,300 for nearly the whole area. Lower occurrences are noted in the parcel containing the Adams-Butzel Center and the section containing Marygrove College, which maintains its own security patrol.